

In Re: Petition for Special Hearing
S/S Franklin Square Drive
14th Election District, 6th
Councilmanic District
Whitesquare Limited Partnership
and Franklin Square Hospital
Center, Inc., Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-24-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to permit an amendment to Special Exception 83-12-XA to permit an addition to the medical office building permitted by a special exception in an RO zone. The existing medical office building on the site contains 67,165 square feet and the proposed addition is approximately 5,000 square feet bringing the proposed total to 72,165 square feet, more or less. The Petitioners requested at the hearing to expand the special exception to 73,000 square feet.

The special exception in 83-12-XA initially approved construction of an office building of 95,000 square feet. Subsequent to the CRG meeting on the approved plan, the plans were revised downward to 60,000 square feet and that change was approved by the Deputy Zoning Commission on December 14, 1983 as being within the spirit and intent of the original Order.

Frank Palmer appeared and testified for the Petitioner, WHITESQUARE LIMITED PARTNERSHIP, and Carl Schindelar, Senior Vice President, appeared and testified for FRANKLIN SQUARE HOSPITAL CENTER, INC. Both Petitioners were represented by Robert J. Ryan.

Esquire. George E. Gavrelis, an expert witness with Daft-McCune-Walker, Inc., appeared and testified on behalf of the Petitioners. There were no protestants.

The testimony indicated that the subject property is zoned RO. The site is owned by FRANKLIN SQUARE HOSPITAL CENTER, INC. and leased to WHITESQUARE LIMITED PARTNERSHIP under a long term land lease. Whitesquare is the owner of a medical office building on the site. The medical office building is essentially fully leased.

The proposed addition is to be leased to a tenant for the operation of a diagnostic imaging center. The center will bring the latest diagnostic imaging machinery, equipment, and technology to the Franklin Square Hospital campus where it will serve residents who are treated within the greater Franklin Square Hospital service area. The new facility will house computed tomography ("C.A.T.") and magnetic resonance imaging ("M.R.I.") diagnostic imaging equipment, and will bring this technology to the eastern end of Baltimore County for the first time. Similar equipment is already located on the campuses of other hospitals in Baltimore County and in private physicians' offices. Mr. Schindelar testified that there was a need to develop these diagnostic imaging services in the vicinity of Franklin Square Hospital to meet the health care needs of the individuals living in that area.

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Mr. Gavrelis testified that he had reviewed the proposed improvements for the subject property and had determined that the relief requested meets all of the conditions precedent to Section 502.1 of the Baltimore County Zoning Regulations ("BCZR").

The Office of Planning and Zoning filed a memorandum in support of the granting of the request, recognizing the need for the facility and the appropriateness of the location. Petitioners' counsel noted that the proposed use is consistent with the Perry Hall-White Marsh plan adopted by the County Council on February 4, 1985 which encouraged the necessary office development associated with Franklin Square Hospital to be developed on Franklin Square Drive.

Based upon the testimony and evidence presented, the proposed addition to the existing medical office building on the subject property is in compliance with the conditions and standards set forth in Section 502 of the BCZR. The existing medical office building has not in any way created a problem and has always been compatible with the site and the surrounding community. The proposed addition will be in compliance with all zoning requirements, including the new parking requirements of Bill 26-88.

The Petitioners have the burden of producing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. The Petitioners have met this burden, and have shown that the proposed use would be conducted without real detriment to the

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neighborhood and would not adversely affect the public interest. The proposed use would, in fact, be in the interest of the public because it will permit the Petitioners to bring to the community new diagnostic imaging capabilities to serve medical care needs of the public. The facts and circumstances of the proposed use by the Petitioners do not show that the proposed use at the particular location described in Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319 (1981).

After due consideration of the testimony and the evidence presented, it appears that the requested amendment to the special exception previously granted should be granted to permit the construction of the addition to the medical office building. In the opinion of the Deputy Zoning Commissioner, the proposed facility satisfies Schultz v. Pritts, 432 A2d 1319 (1981). It is the opinion of the Deputy Zoning Commissioner that the addition to the medical office building is within the spirit and intent of the BCZR, and within the spirit and intent of the special exception as originally granted by the Deputy Zoning Commissioner.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the action requested in this special hearing should be granted.

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PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to special exception 83-12XA to permit an addition to the medical office building permitted by the special exception in an RO zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc. upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

WHITESQUARE LIMITED PARTNERSHIP

(Type or Print Name) Ground Lessee

Signature

FRANKLIN SQUARE HOSPITAL CENTER, INC.

(Type or Print Name) Fee Simple Owner

Signature

CARL J. SCHINDELAR

Senior Vice President

Address

200 E. PENNSYLVANIA AVE., TOWSON, 21204

City and State

Address

200 E. PENNSYLVANIA AVE., TOWSON, 21204

City and State

Address

200 E. PENNSYLVANIA AVE., TOWSON, 21204

City and State

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City and State

Address

200 E. PENNSYLVANIA AVE., TOWSON, 21204

City and State

Address

200 E. PENNSYLVANIA AVE., TOWSON, 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

X.CO.-No. 1

(over)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-8322

J. Robert Haines
Zoning Commissioner

August 10, 1988

Robert J. Ryan, Esquire
Moore, Carney, Ryan & Lattanzi
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: PETITION FOR SPECIAL HEARING
SE/S Franklin Square Drive, 220' +/- NE of Lennings Avenue
Franklin Square Hospital - Whitesquare Building
(9000 Franklin Square Drive)
14th Election District, 6th Councilmanic District
Case No. 89-24-SPH

Dear Mr. Ryan:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

A. H. NASTAROWICZ

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Enclosure

cc: People's Counsel

File

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____ day of August, 1988 that the Special Exception 83-12-XA is hereby amended to permit an addition to the medical office building on the site to increase the maximum square foot of office building area on the site to 73,000 square feet, in accordance with Petitioners' Exhibit 1, and as such, the Petition for Special Hearing is hereby granted subject, however, to the following restriction:

1) The Petitioners may apply for a building permit and be granted a permit upon receipt of this Order; however, the Petitioners are hereby made aware that he proceeding at this time is of their own risk until such time as the applicable process from this Order has time is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASTAROWICZ, Deputy Zoning
Commissioner of Baltimore County

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420

Southeast Side of Franklin Square Drive
Approximately 220 Feet Northeasterly of Lennings Avenue
Fourteenth Election District, Baltimore County, Maryland

Beginning for the same on the southeasterly side of Franklin Square Drive as shown on Baltimore County Bureau of Land Acquisition Plat EW 75-056-1 at a point distant 220 feet northeast of Lennings Avenue said point also being at the beginning point of land which by deed dated June 2, 1982 and recorded among the Land Records of Baltimore County in Liber 6423, Folio 089 was conveyed by Simon H. Mohr and wife to Germar Properties, Limited; thence leaving said point of beginning and binding along the southeasterly side of Franklin Square Drive and running reversely along the last line of the beforementioned Geed North 50 degrees 03 minutes 25 seconds East 400.07 feet; thence leaving Franklin Square Drive and binding along the outlines of the beforementioned deed, the following three courses and distances: (1) South 50 degrees 04 minutes 50 seconds East 546.00 feet, thence (2) South 50 degrees 05 minutes 00 seconds West 398.86 feet, and thence (3) North 50 degrees 12 minutes 32 seconds West 546.02 feet to the point of beginning; containing 4.93 acres more or less.

Our Job Number: 82067E (L82067E)
March 21, 1988



ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of July, 1988, a copy of the foregoing Entry of Appearance was mailed to Robert J. Ryan, Esquire, Moore, Carney, Ryan & Lattanzi, 4111 E. Joppa Rd., Baltimore, MD 21236, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland *89-74 SPH*

District: 14th Id.
 Posted to: Special Hearing Date of Posting: 7/22/88
 Petitioner: White sex, W. tentatilis
 Location of property: 2615 Franklin Sp. Dr., 220' NE of hearing site
 Location of Signs: Living, Franklin Sp. Dr., curve 20' E. on way
on 220' E. of 7th Avenue
 Remarks:
 Posted by: [Signature] Date of return: 7/22/88
 Number of Signs: 1
Signature

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of ----- successive weeks, the first publication appearing on ----- July 21, 1988.

THE JEFFERSONIAN,

3. Zehe Orkney

Publisher

37.50

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-24-SPH
SE/S Franklin Square Drive, 220 1/2 NE Lennings Avenue
(Franklin Square Hospital - Whitesquare Building)
14th Election District - 6th Councilmanic
Petitioner(s): Whitesquare Limited Partnership, et al
HEARING SCHEDULED: TUESDAY, AUGUST 9, 1988 at 10:30 a.m.

Special Hearings: An amendment to special exception 83-12XA to permit an addition to the medical office building permitted by the special exception in an RO zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines

Robert J. Ryan, Esq.
Moore, Carney, Ryan & Lattanz
4111 East Joppa Road
Baltimore, Maryland 21233

Re: Petition for Special Hearing
CASE NUMBER: 89-24-SW
SE/3 Franklin Square Drive, 220's NE Lennings Avenue
(Franklin Square Hospital - Whitesquare Building)
14th Election District - 8th Councilmanic
Petitioner(s): Whitesquare Limited Partnership, et al
HEARING SCHEDULED: TUESDAY, AUGUST 8, 1989 at 10:30 a.m.

Dear Mr. Ryan:

Please be advised that 9697 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 8/9/88 ACCOUNT R-01-415-000 OURS.

0107

AMOUNT \$ 76.71 *Hain*

RECEIVED FROM: H. J. ... LINES
... ssione

FOR: P.T. V. (Dr.) 8/9/88 Hearing County

9 B 006***** 87:3 10 F
X9-34.5 PH

01-21-50
VALIDATION OR SIGNATURE OF CARRIER

10-10-1964



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
25th day of May, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee
Petitioner: Whitesquare Ltd. Partnership & Franklin Square Hospital
Center, Inc.
Petitioner's
Attorney: Robert J. Ryan

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

June 23, 1988

Dennis F. Rasmussen
Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 418,
419 and 420.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Paul H. Reincke
Chief

June 7, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: Whitesquare Ltd. Partnership - Ground Lessee/ Dennis F. Rasmussen
Franklin Square Hospital Center, Inc., - Fee Simple Owner
Location: SE/S Franklin Sq. Dr., 220' +/- NE of Lennings Avenue

Item No.: 420

Zoning Agenda: Meeting of 5/31/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in accor-
dance with Baltimore County Standards as published by the Department
of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code," 1976 edition
prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
Date: July 11, 1988
FROM: P. David Fields, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition #89-24-Sph

This office is supportive of the granting of this request,
recognizing the need for this type of facility and the appropriateness
of the location.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

RECEIVED
JUL 12 1988
ZONING OFFICE

cc: Robert J. Ryan, Esq.
7-12-88

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 28, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Robert J. Ryan, Esquire
Moore, Carney, Ryan & Lattanzi
4111 East Joppa Road
Baltimore, Maryland 21204

RE: Item No. 420 Case No. 89-24-SPH
Petitioner: Whitesquare Limited Partnership/
Ground Lessee
Franklin Square Hospital Center, Inc.
Fee Simple Owner
Petition for Special Hearing

Dear Mr. Ryan:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above referenced petition. The following
comments are not intended to indicate the appropriateness of
the zoning action requested, but to assure that all parties are
made aware of plans or problems with regard to the development
plans that may have a bearing on this case. Director of
Planning may file a written report with the Zoning Commissioner
with recommendations as to the suitability of the requested
zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on
your petition. If similar comments from the remaining members
are received, I will forward them to you. Otherwise, any
comment that is not informative will be placed in the hearing
file. This petition was accepted for filing on the date of the
enclosed filing certificate and a hearing scheduled
accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Daft, McCune, Walker Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204

MOORE, CARNEY, RYAN & LATTANZI
ATTORNEYS AT LAW
4111 E. JOPPA ROAD
BALTIMORE, MARYLAND 21204

529-4600
AREA CODE 301

May 19, 1988

RECEIVED ZONING OFFICE
DATE: 5/19/88

Mr. J. Robert Haines
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing, Whitesquare Limited
Partnership, Franklin Square Drive Item 420

Dear Mr. Haines:

On behalf of the petitioners, we request that a hearing
on the Petition for Special Hearing be held at the earliest
possible date.

The proposed addition to the medical office building
is needed for the construction of an imaging center to bring
modern diagnostic imaging technology to the patients in the
Franklin Square Hospital service area. Some of the equipment has
already been ordered because of the market constraints on delivery
time and pricing. It is essential that the project proceed as soon
as possible so that the facility can be constructed in time to
permit the delivery of the equipment.

Thank you for your consideration of this urgent request.

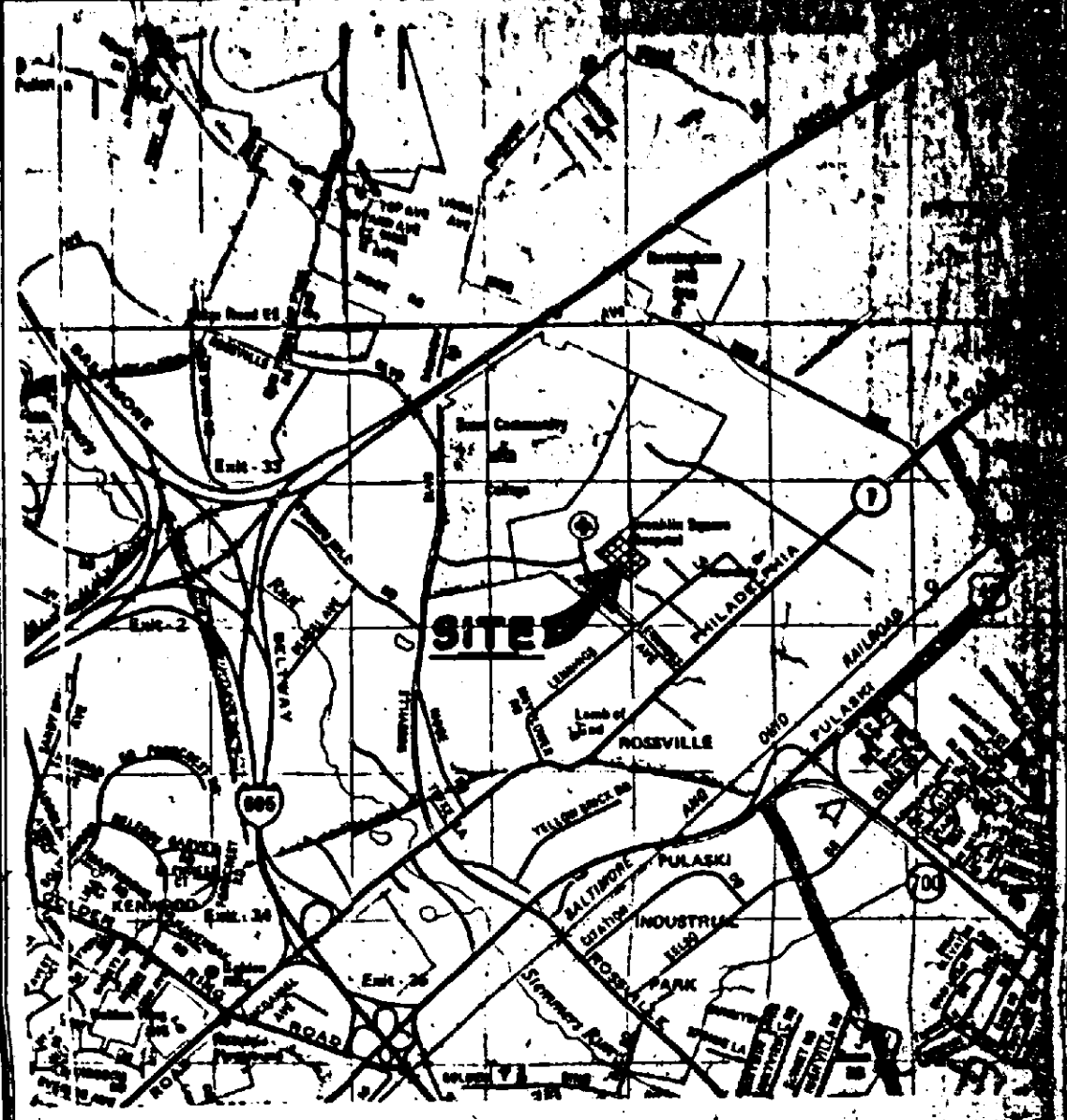
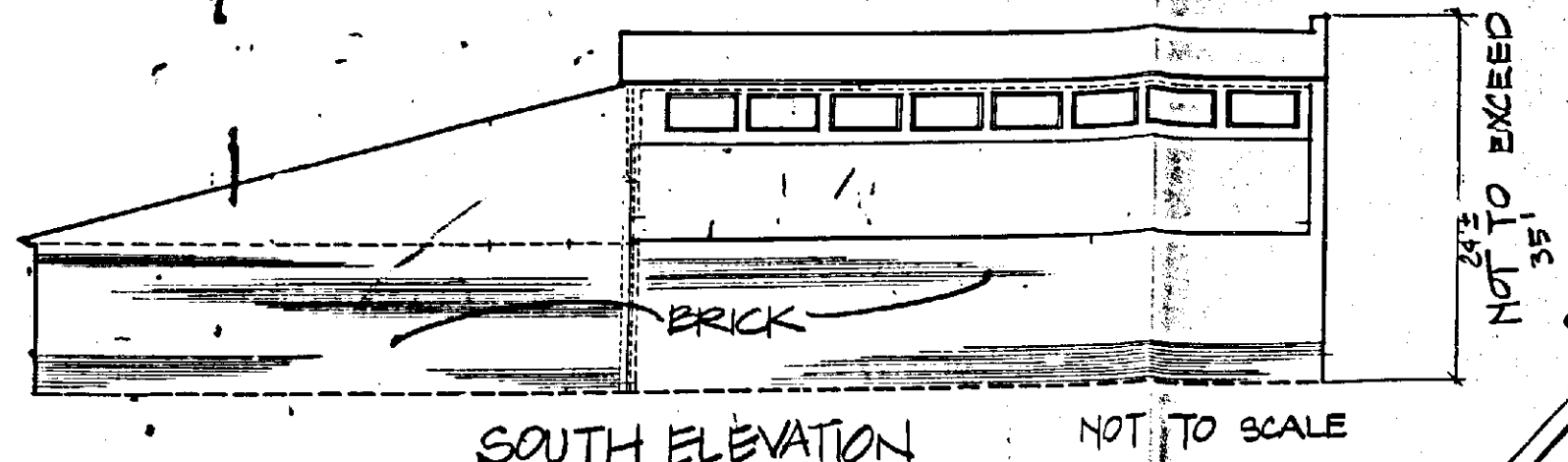
Very truly yours,

Robert J. Ryan
Robert J. Ryan

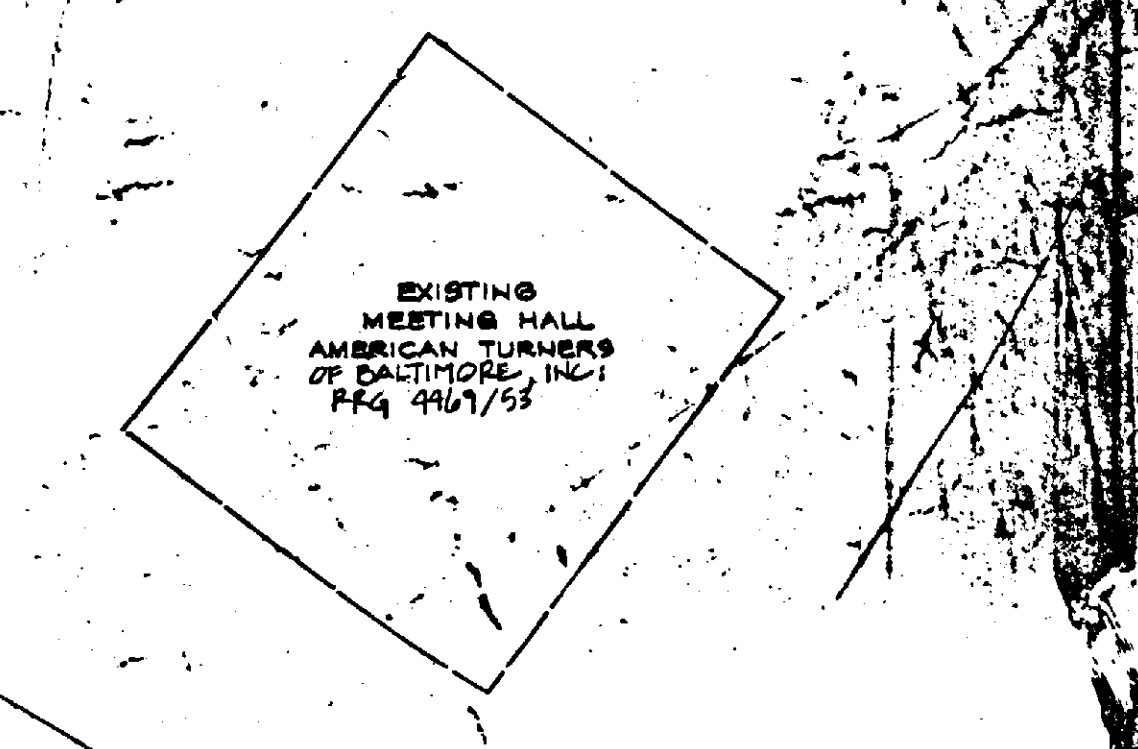
RJR:cl

cc: Mr. George Gavrelis
Daft, McCune & Walker

Whitesquare Limited Partnership
Franklin Square Hospital Center, Inc.



BENCH MARK
BALTIMORE COUNTY HUB NO. 12G59-A ELEV. 146.856
SET 0 CUT IN SOUTH SIDE OF CONCRETE FLAGPOLE BASE IN FRONT
OF EASTERN REGIONAL HEALTH CENTER ON NORTH SIDE
OF FRANKLIN SQUARE DRIVE.



- General Notes**
- Total Area:
Net: 4.9278 Acres
Gross: 5.2033 Acres (includes 30 feet of Franklin Square Drive right-of-way)
4.34 Acres (Net)
4.62 Acres (Gross) zoned R-O
0.59 Acres zoned D.R. 5.5
 - Existing and Proposed Use: Class "B" Office Building (Medical Offices)
 - See Zoning History
 - Parking Required:

	Area	Standard	Required
Existing Medical Office:	67,165 S.F.	1/ 300 S.F.	224
Addition:	5,835 S.F.	4.5/1,000 S.F.	27
TOTAL:	73,000 S.F.		251

 - Floor Area Ratio: 73,000 S.F./4.62 Acres = 0.36
 - Parking Provided: 252 parking spaces
 - Amenity Open Space Required: 258 x 4.62 Acres = 50,312 S.F.
 - Amenity Open Space Provided: 57,466 square feet (R-O zone only)
 - Building Height: 35 feet maximum
 - Unless otherwise noted, all site work shall be done in accordance with Baltimore County Department of Public Works Standard Specifications and Details for Construction.

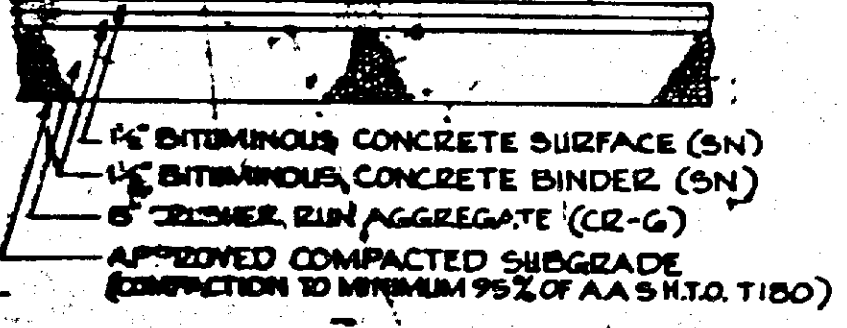
DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD 21204
TELEPHONE: 501-296-3333

ADDITION TO WHITE SQUARE BUILDING
PLAN & PLAT TO ACCOMPANY ZONING PETITION
6th COUNCIL DISTRICT
14th ELECTION DISTRICT BALTIMORE COUNTY, MD.

PETITIONER'S EXHIBIT

DATE: 8-2-88
REVISIONS: 1
PAGE: 1 of 1

- Zoning History:**
- Zoning Case 83-15-24
Granted July 29, 1982: A special exception to permit a Class B office building and a variance to permit 18 percent instead of the required 25 percent amenity open space.
 - Zoning Case 87-1764
Granted by the Deputy Zoning Commissioner on November 17, 1986, a variance to permit a free standing illuminated sign of 29.2 square feet in lieu of the permitted 8 square foot sign attached to the building in accordance with Petitioner's Exhibit 3 prepared by Daft-McCune-Walker, Inc., revised April 23, 1984, and Petitioner's Exhibit 4 subject to the following restrictions:
 - The 30" x 40" sign shall be removed when neither Kaiser Permanente nor another HMO occupy the space to be leased by Kaiser Permanente.
 - Illumination shall be extinguished at 9:00 P.M.
 - No other signs, either free-standing or on the building (i.e., Radiation Oncology Center) shall be permitted unless documentation is submitted to this file to prove that such signs were approved by permit prior to the date of this Order. Any illegal signs shall be removed within thirty (30) days from the date of this Order.



TYPICAL PAVING SECTION
NO SCALE

FRANKLIN SQUARE HOSPITAL CENTER, INC.
DIA 5287/830
DIA 5287/142 (P&T)
ENR. W.P. 5411/780
ZONED DR-55

LONG TERM LEASSEE
WHITE SQUARE LIMITED PARTNERSHIP
THE WHITING-TURNER CONTRACTING COMPANY
300 EAST JOPPA ROAD SUITE 800
TOWSON, MD 21204
(301) 821-1100